

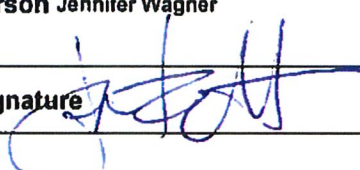


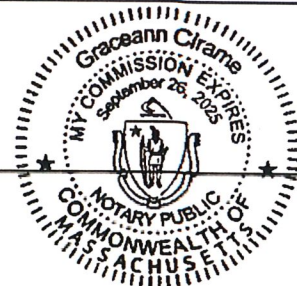
Planning & Development

Development Services Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: Section 1.5.6 / Build-To ; Section 1.5.9 / Transparency ; Section 3.3.3 Building Massing Standards	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings (See attached document.)	
Provide all associated case plan numbers including zoning and site plan: ASR Transaction # 586322 , Sketch Plan Review # 571206	

GENERAL INFORMATION		
Property Address 301 and 327 Hillsborough Street, Raleigh, NC 27603		Date 04.30.2019
Property PIN 1703593193, 1703596095, 1703594000, 1703594073, 1703595066	Current Zoning DX-20-SH	
Nearest Intersection Hillsborough Street and Dawson Street		Property size (in acres) 1.85 ac
Property Owner TFC Hillsborough LLC	Phone 617-737-4100	Mail One Marina Park Drive, Boston, MA 02210
	Email jelliott@falloncompany.com	
Project Contact Person Jennifer Wagner	Phone 919-866-4739	Mail 223 S. West St, Suite 1100, Raleigh, NC 27603
	Email jwagner@stewartinc.com	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>1</u> day of <u>MAY</u> , 20 <u>19</u>	Notary Signature and Seal 	





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Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.	X	
2.	An application, signed by the property owner and notarized to that effect, is required.	X	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	X	
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	X	

OWNER / DEVELOPER

THE FALLON COMPANY
One Marina Park Dr. Boston, MA

ARCHITECT

DUDA | PAINE ARCHITECTS, PA
333 Ligget St. Durham, NC

CIVIL ENGINEER AND LANDSCAPE ARCHITECT

STEWART
223 S. West #1100, Raleigh, NC

STRUCTURAL ENGINEER

BROCKETTE DAVIS DRAKE
4144 North Central Expressway, Dallas, TX

MEP ENGINEER

BARRET WOODYARD & ASSOCIATES, INC.
2301 Rexwoods Dr. # 108, Raleigh, NC

301 HILLSBOROUGH

MAY 16TH, 2019

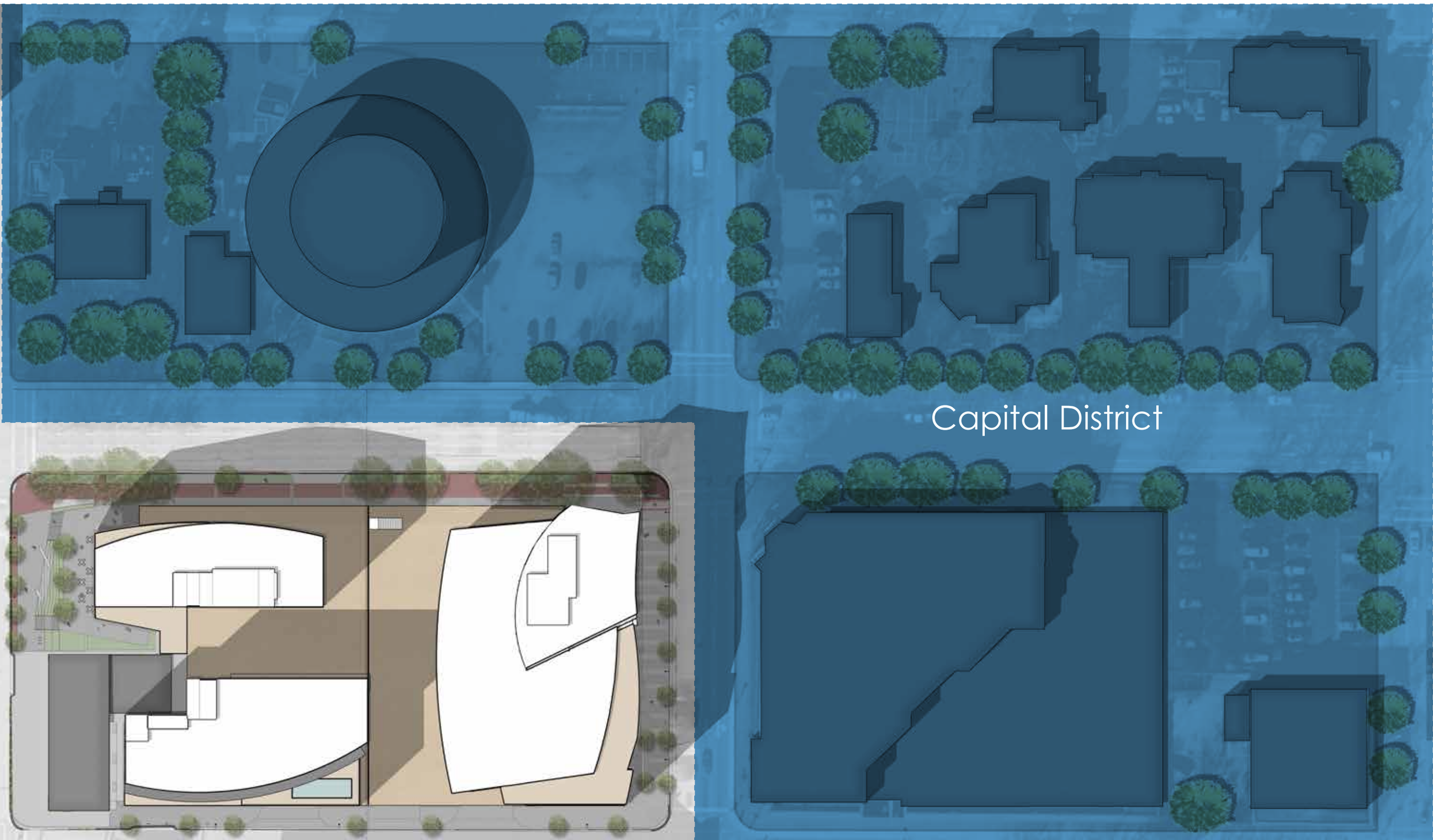
Site Plan



Site Plan



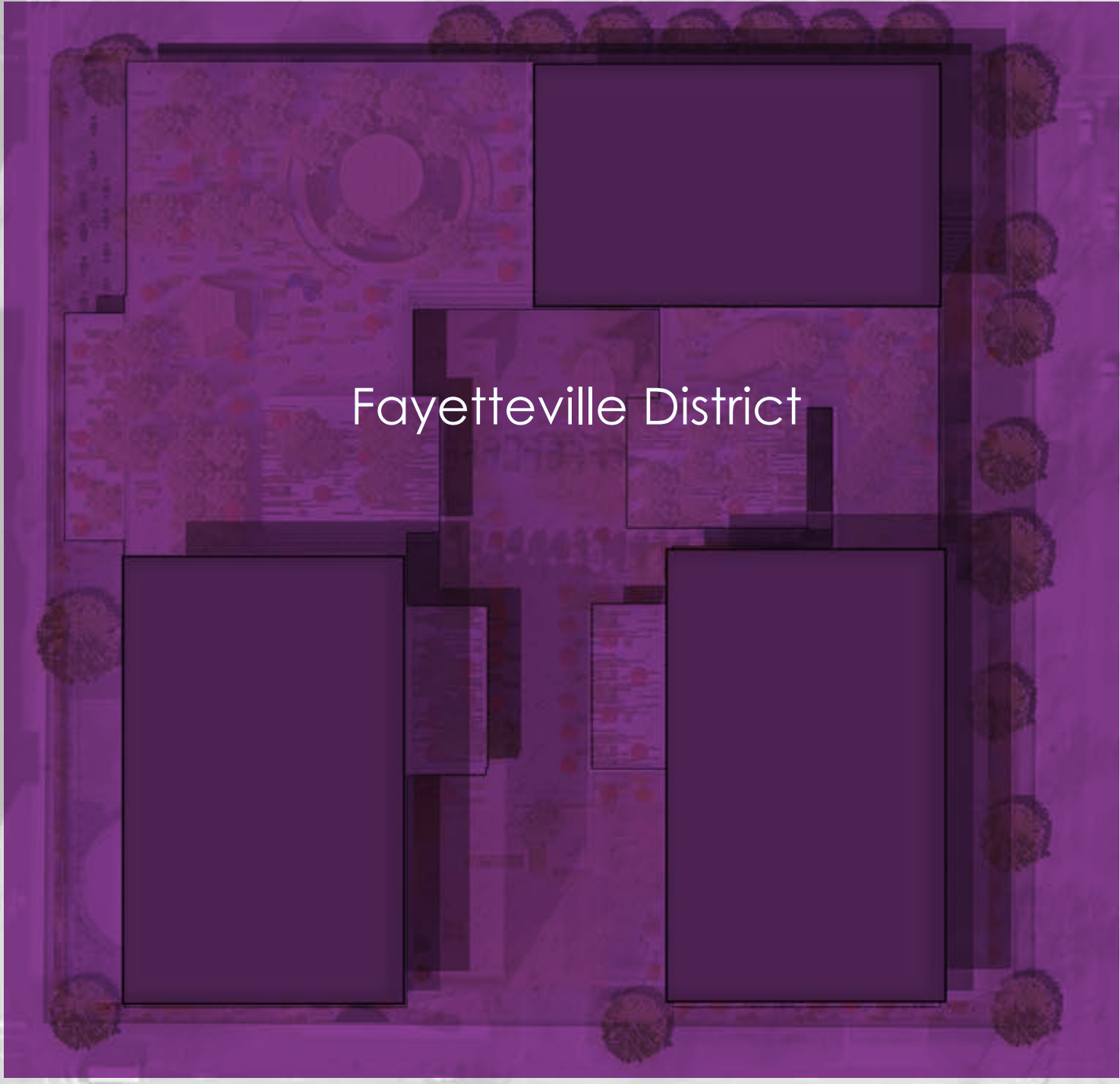
Glenwood South District



Capital District

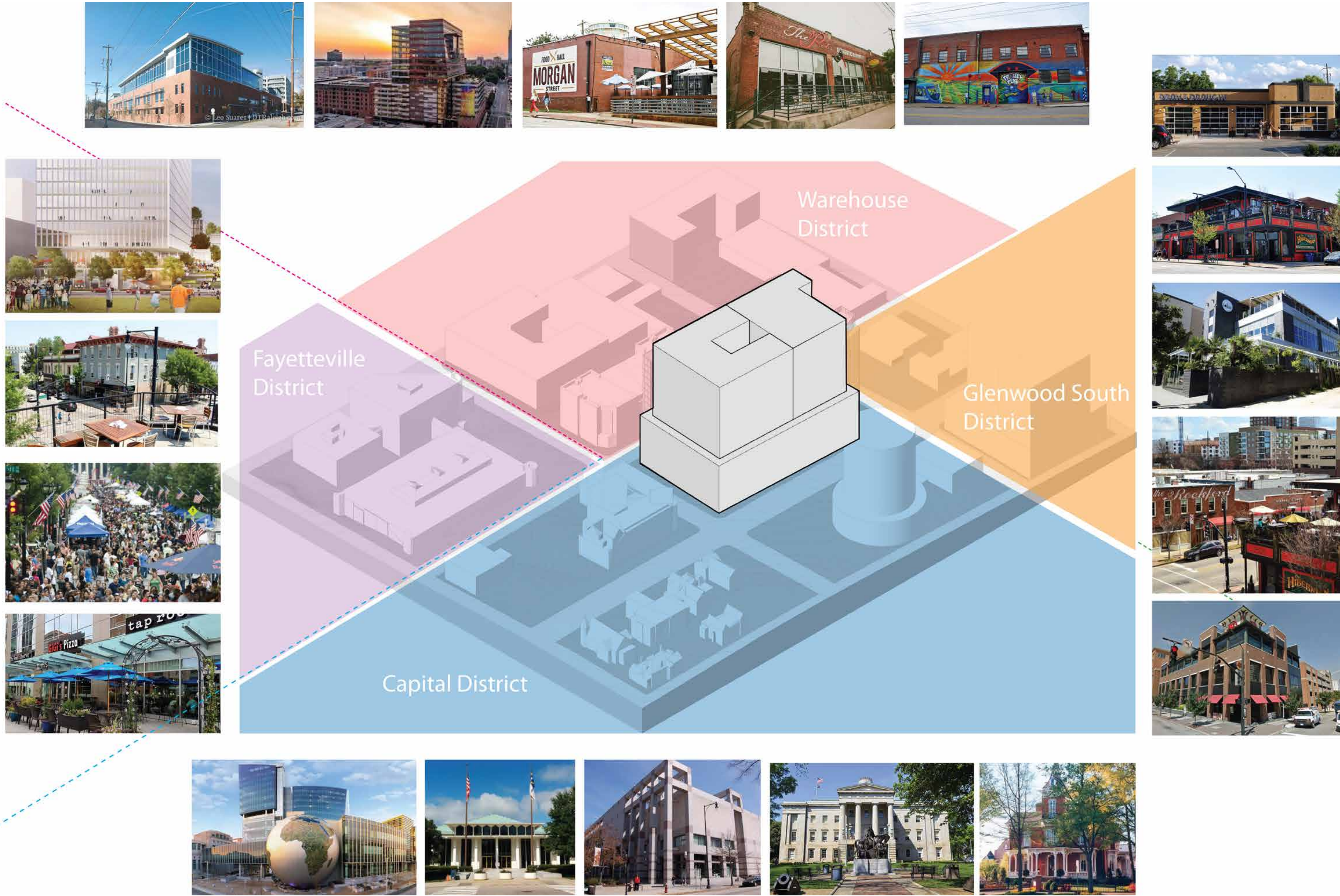


Warehouse District

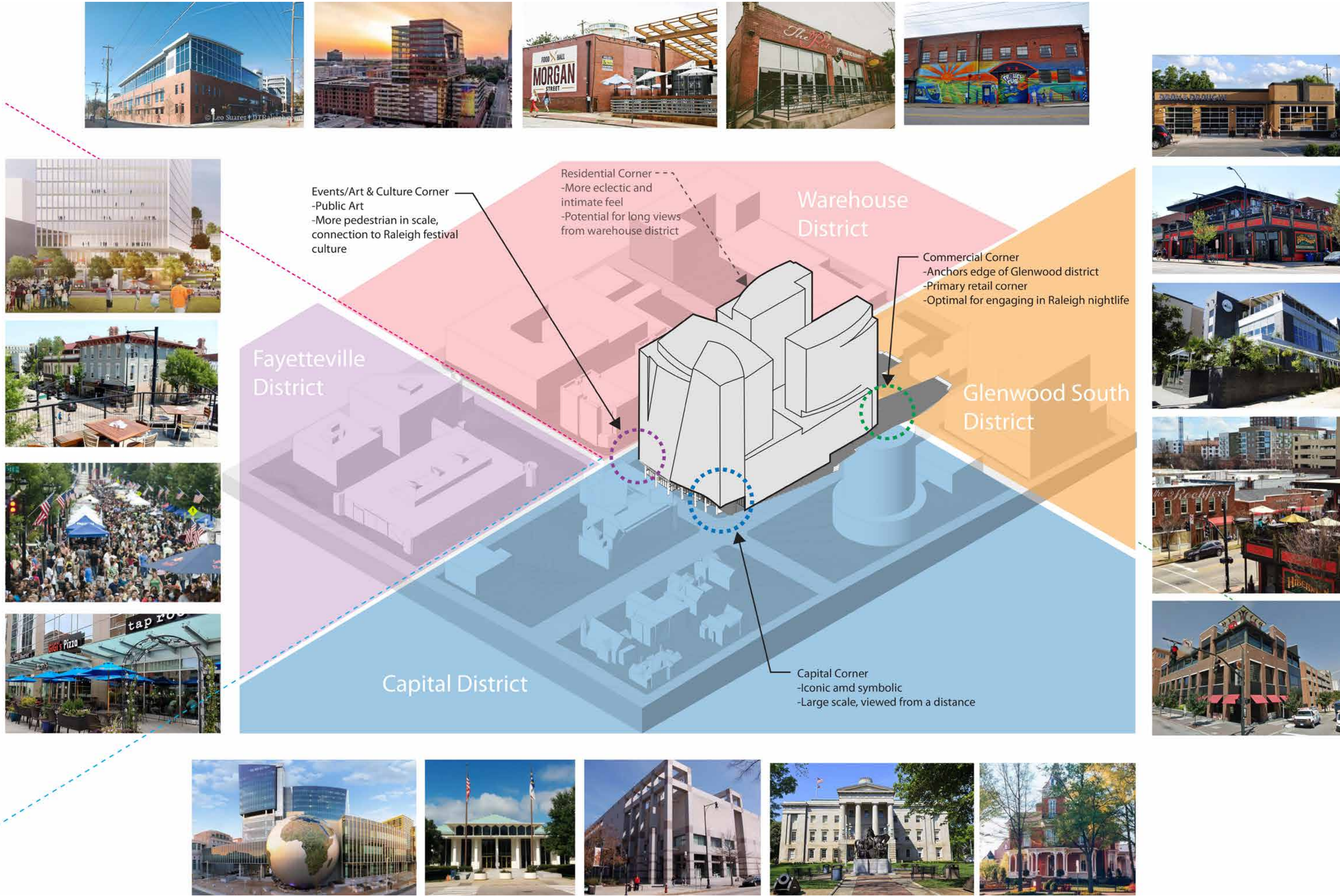


Fayetteville District

Districts Diagram - UDO Compliant Massing



Districts Diagram - Current Massing



GLENWOOD SOUTH DISTRICT

WAREHOUSE DISTRICT

CAPITAL DISTRICT

FAYETTEVILLE STREET DISTRICT

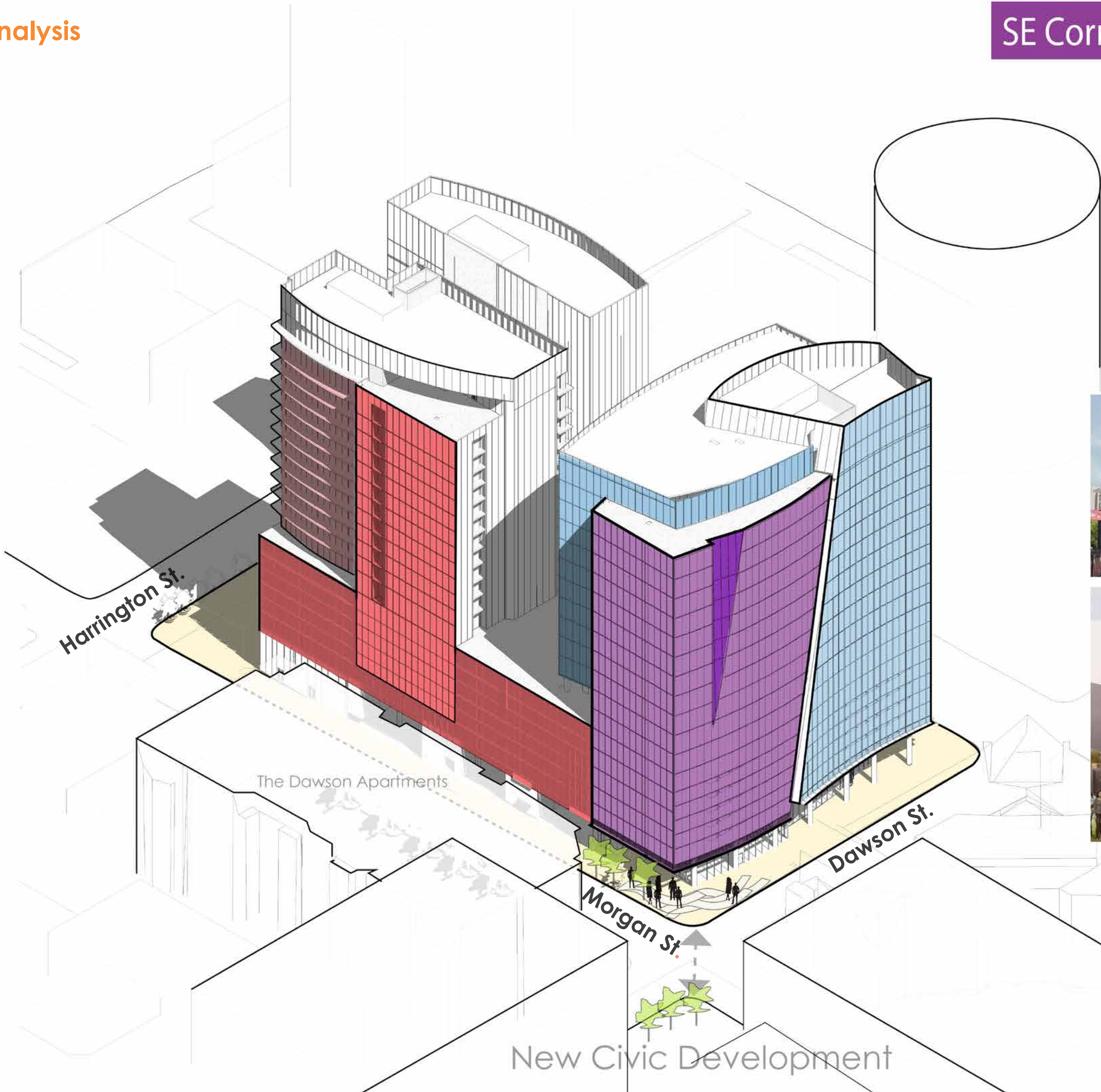
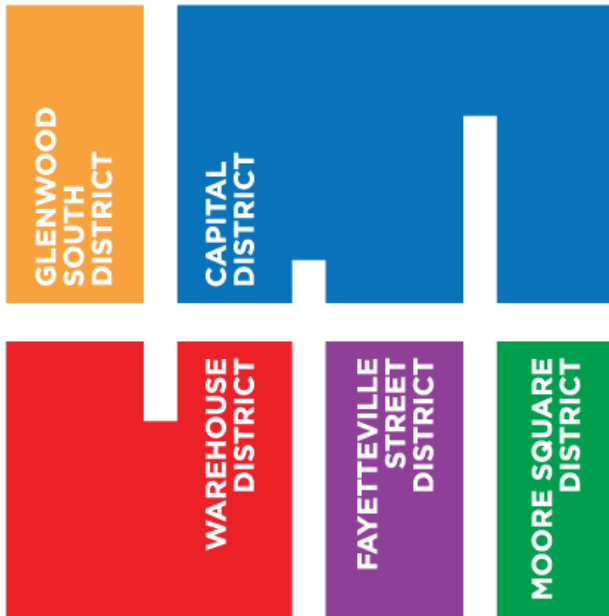
MOORE SQUARE DISTRICT

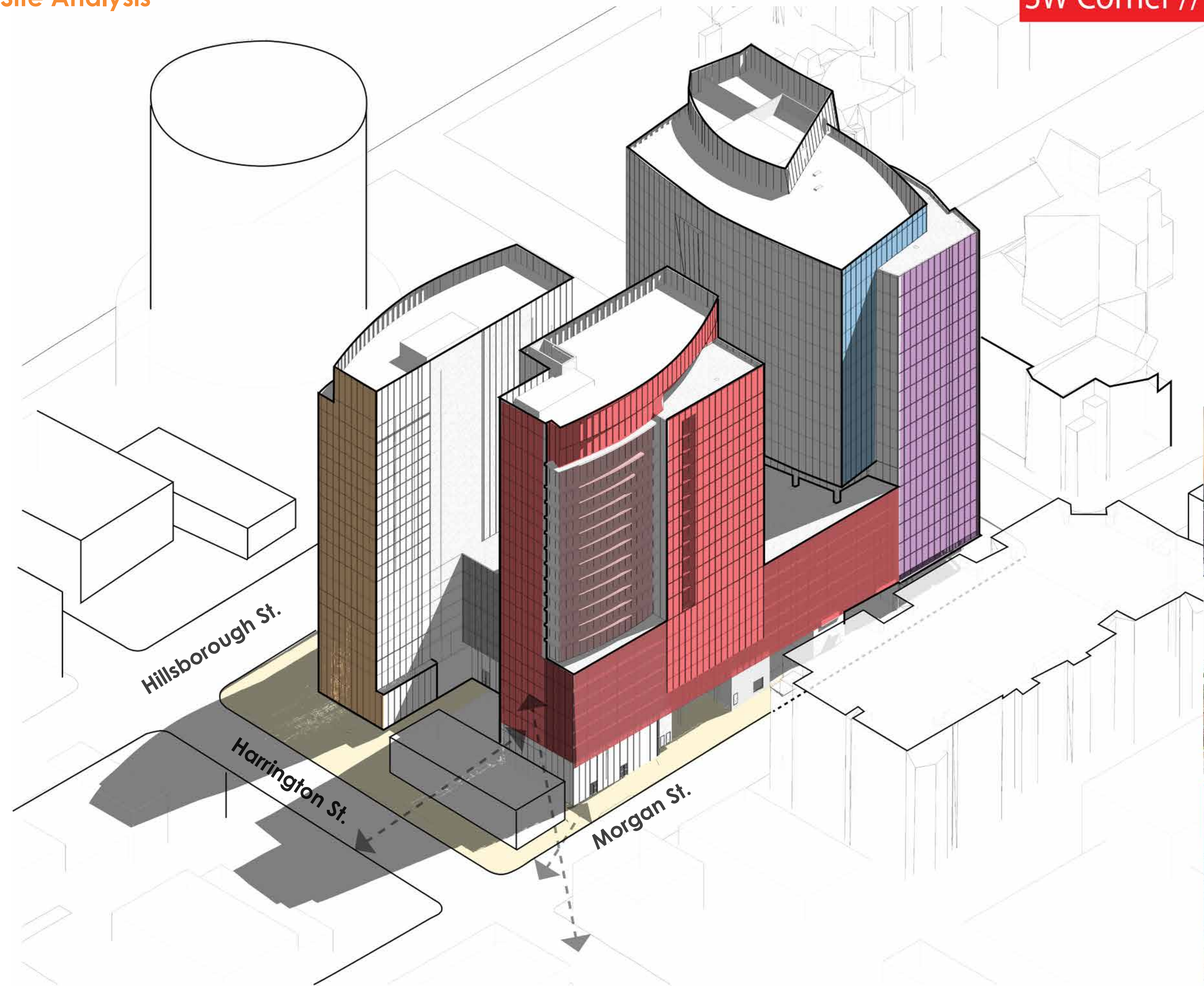
Morgan St.

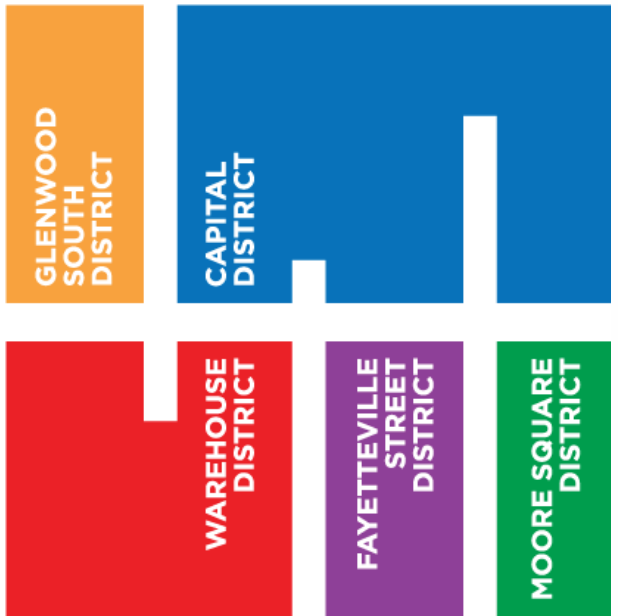
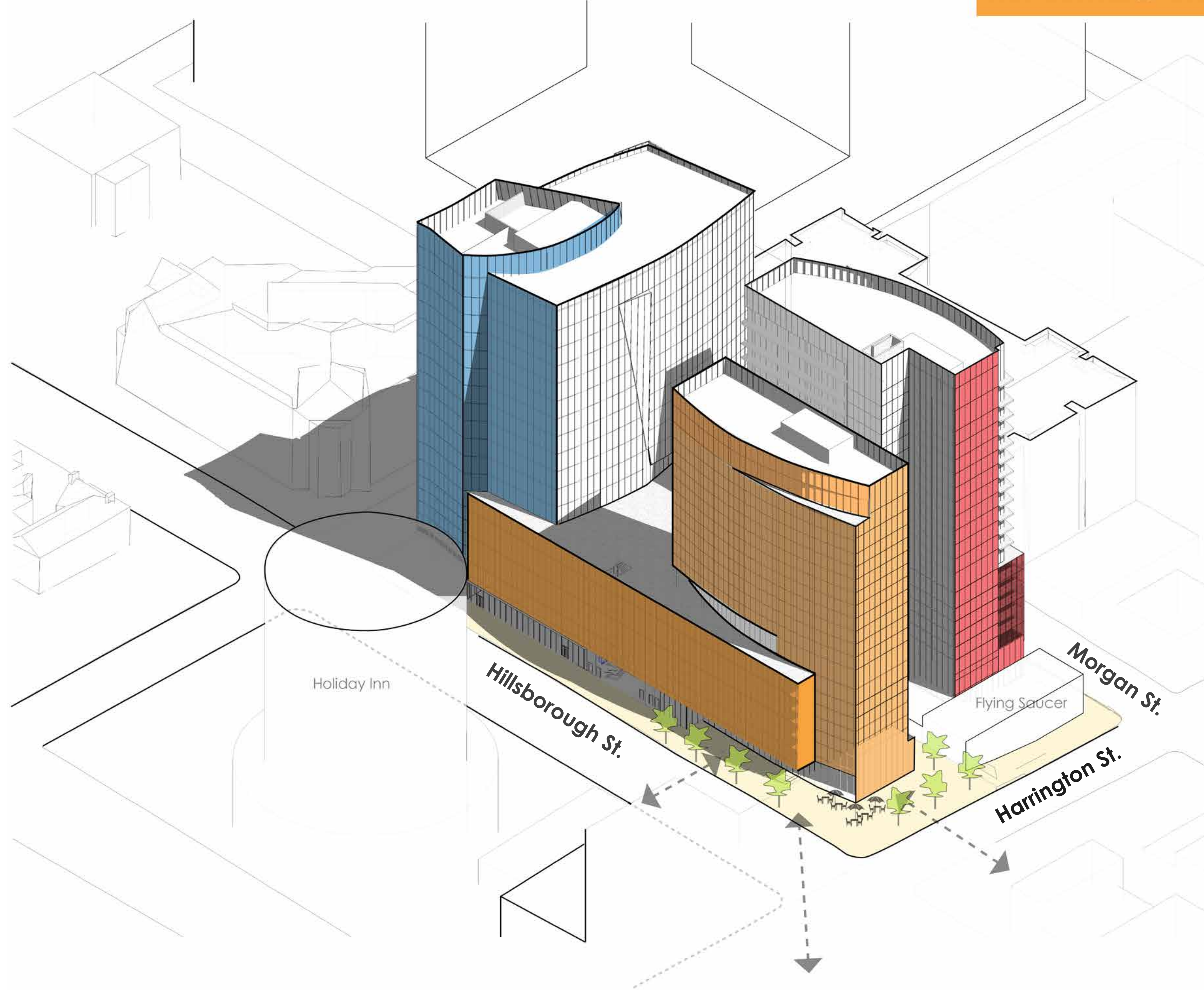
Hillsborough St.

Dawson St.



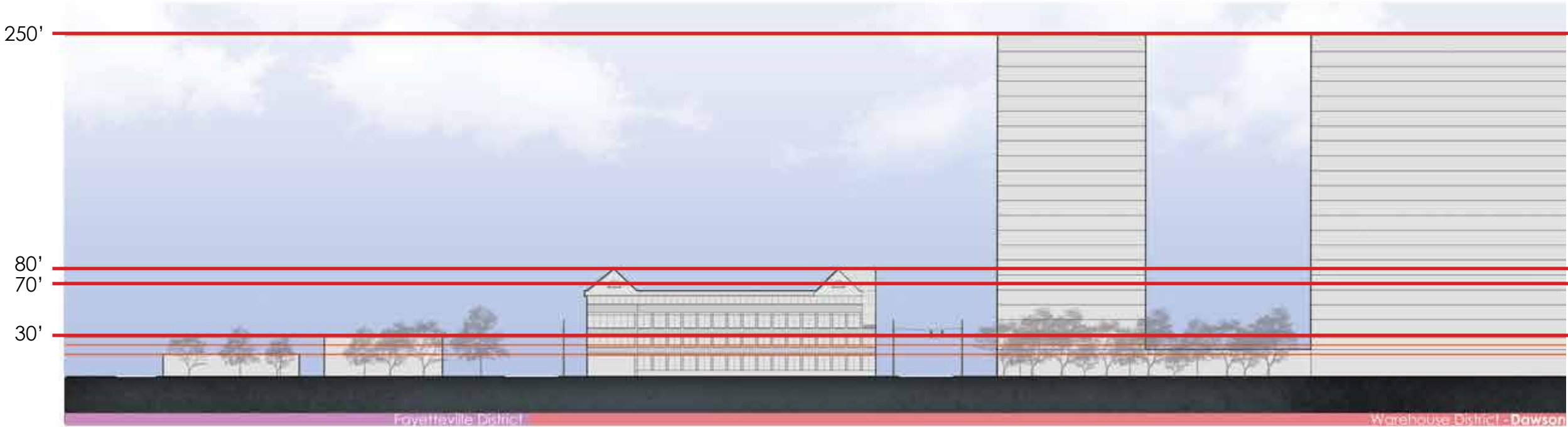




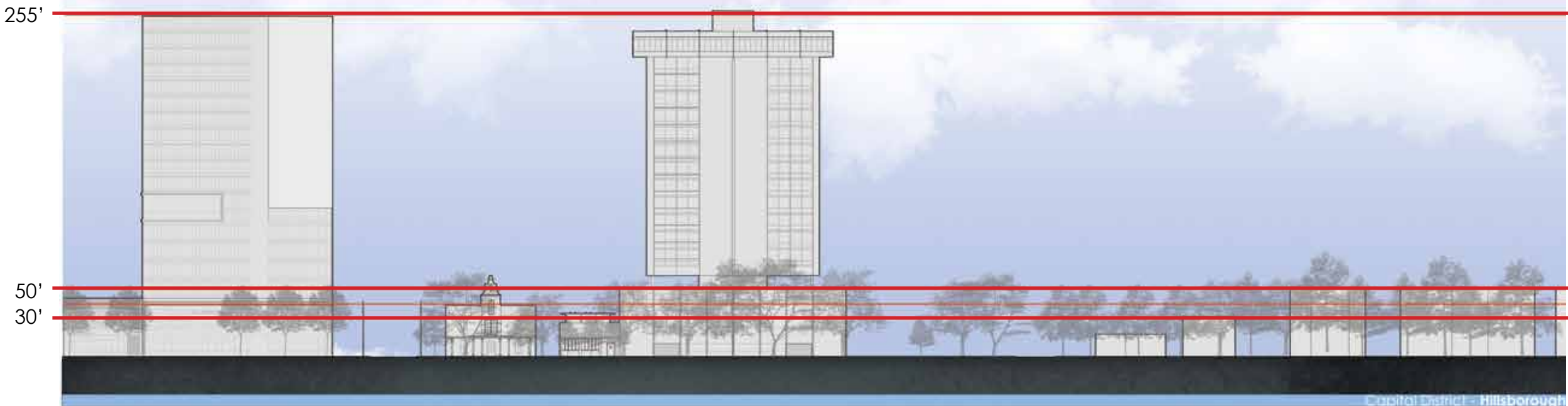


Site Analysis-Water Lines

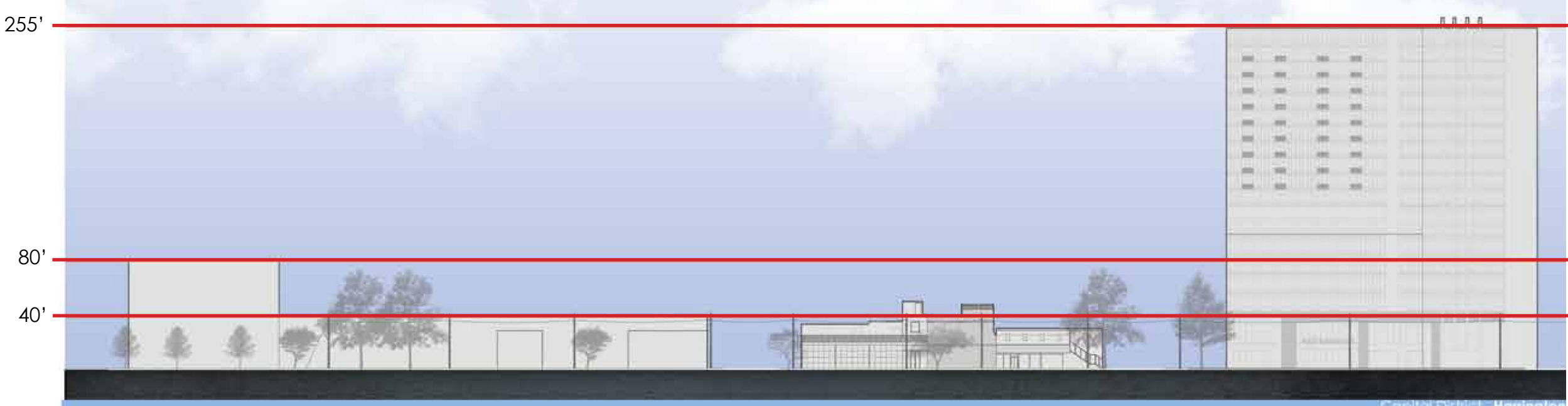
Dawson St.



Hillsborough St.



Harrington St.



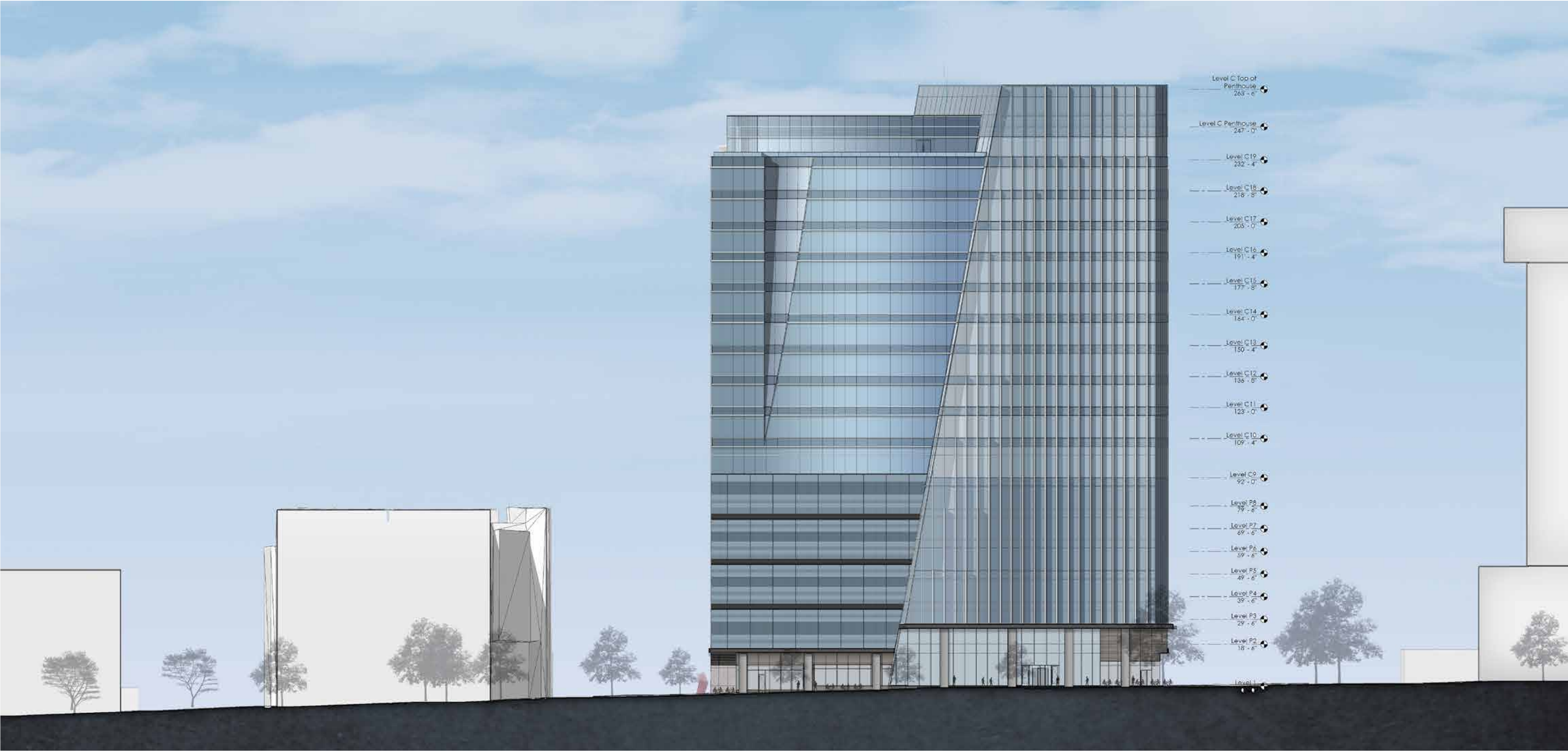
Morgan St.



North Elevation



East Elevation



South Elevation



West Elevation



Rendering- Office Tower, Dawson & Hillsborough St.



Rendering- Site Aerial



Ground Floor



Ground Floor





Rendering- Corner of Dawson and Morgan

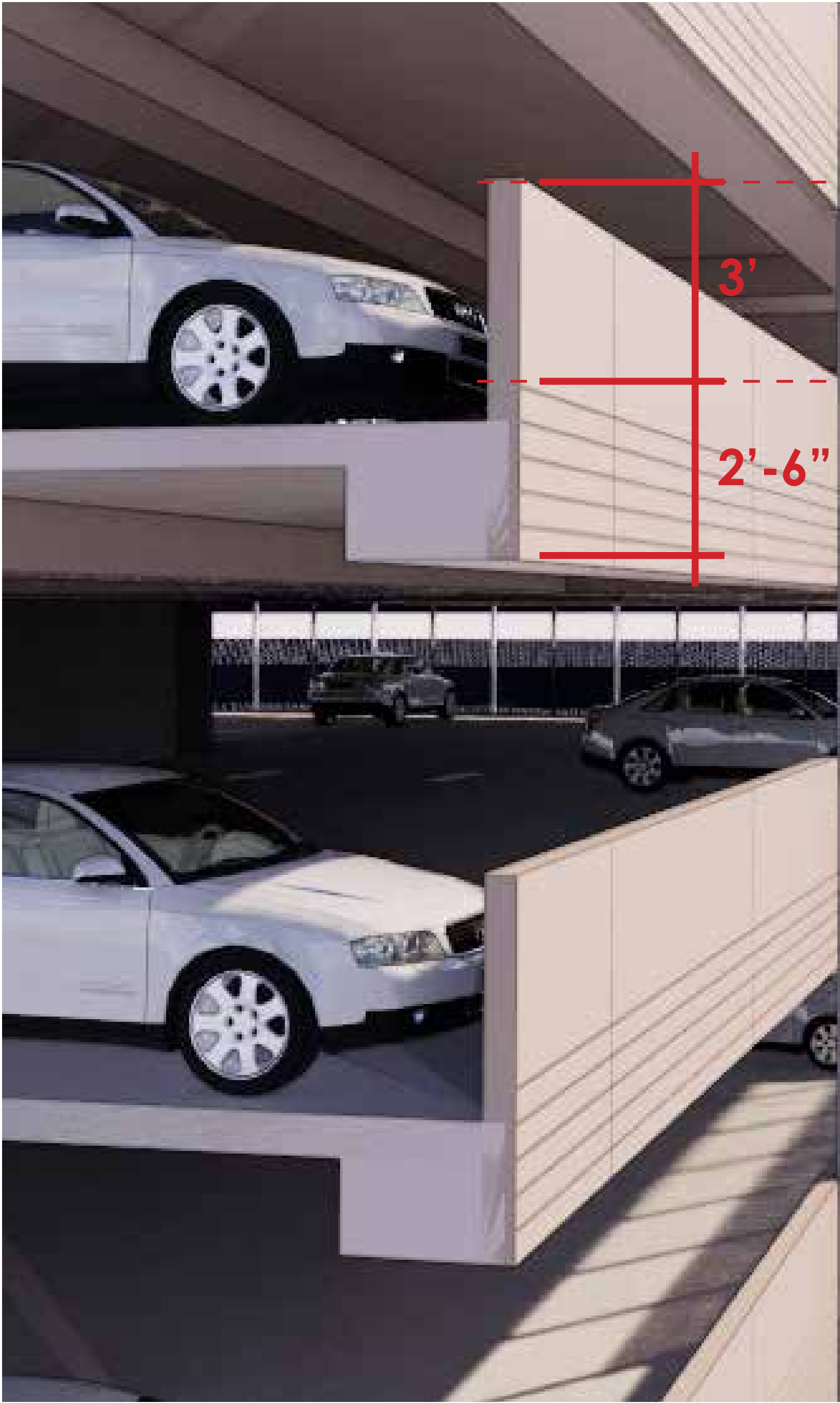


Rendering- Corner of Hillsborough and Harrington



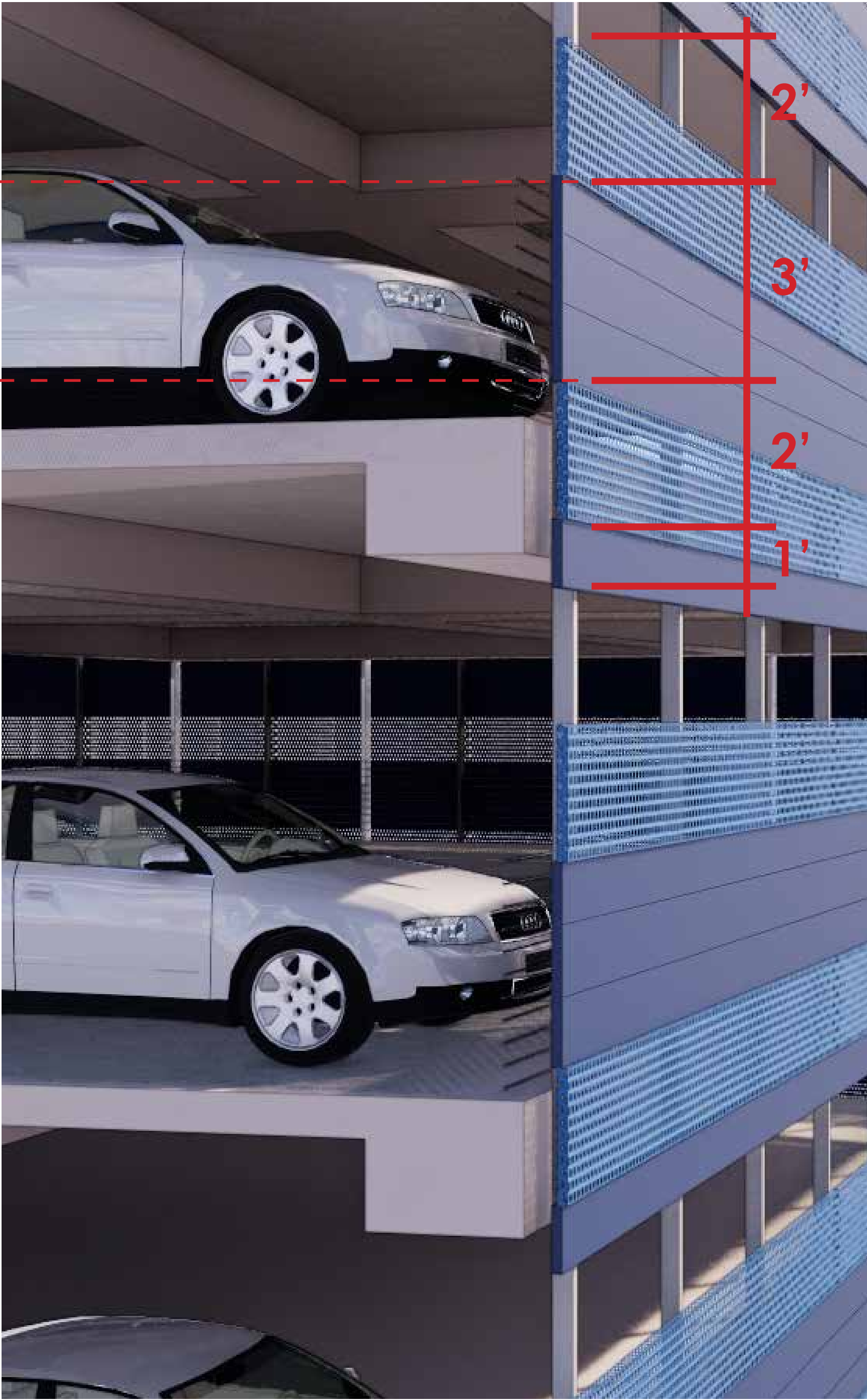
Garage Screening

Concrete Crashwall

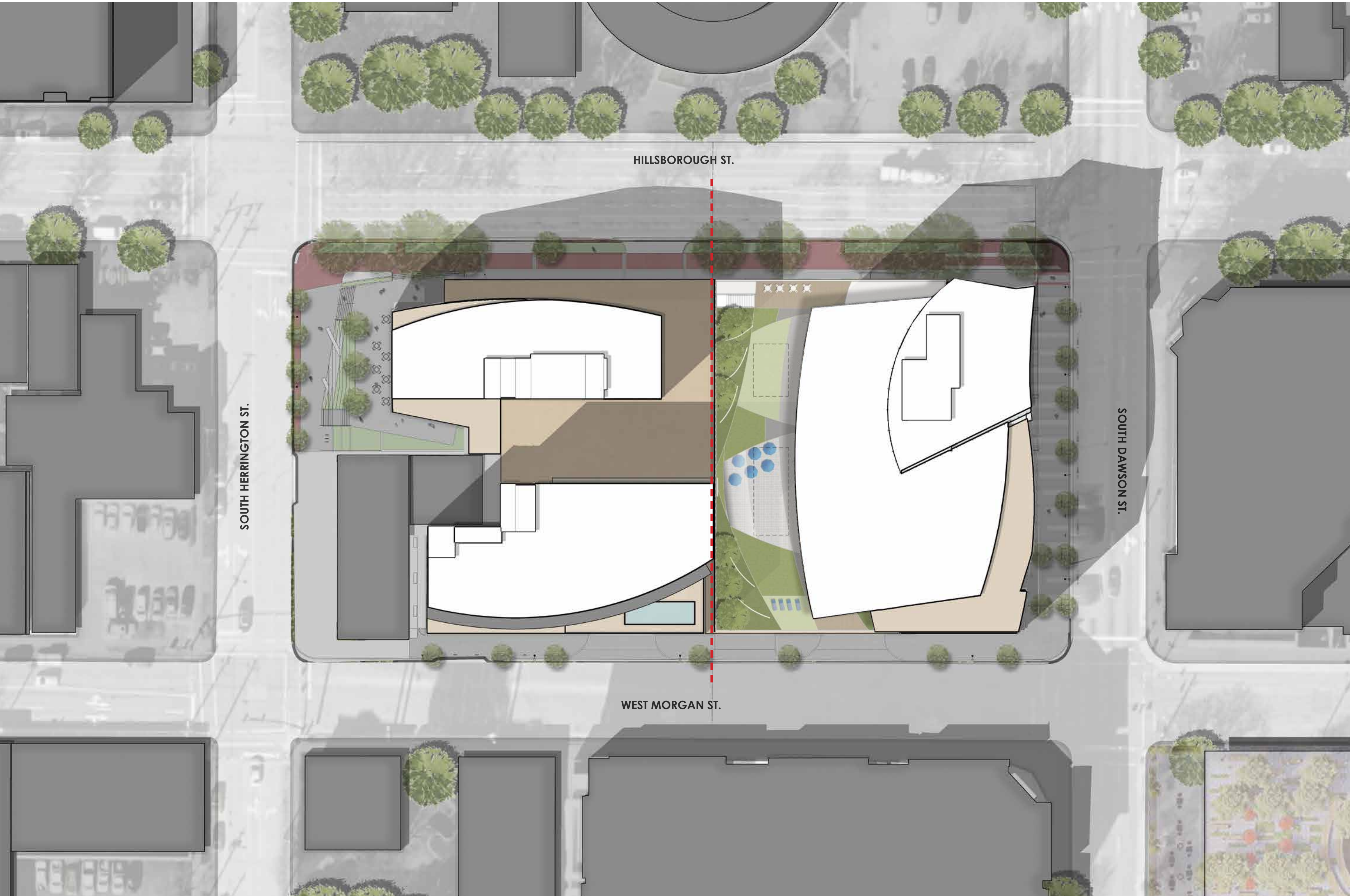


Zone of
headlights

Corrugated Metal Screen



Roof Plan



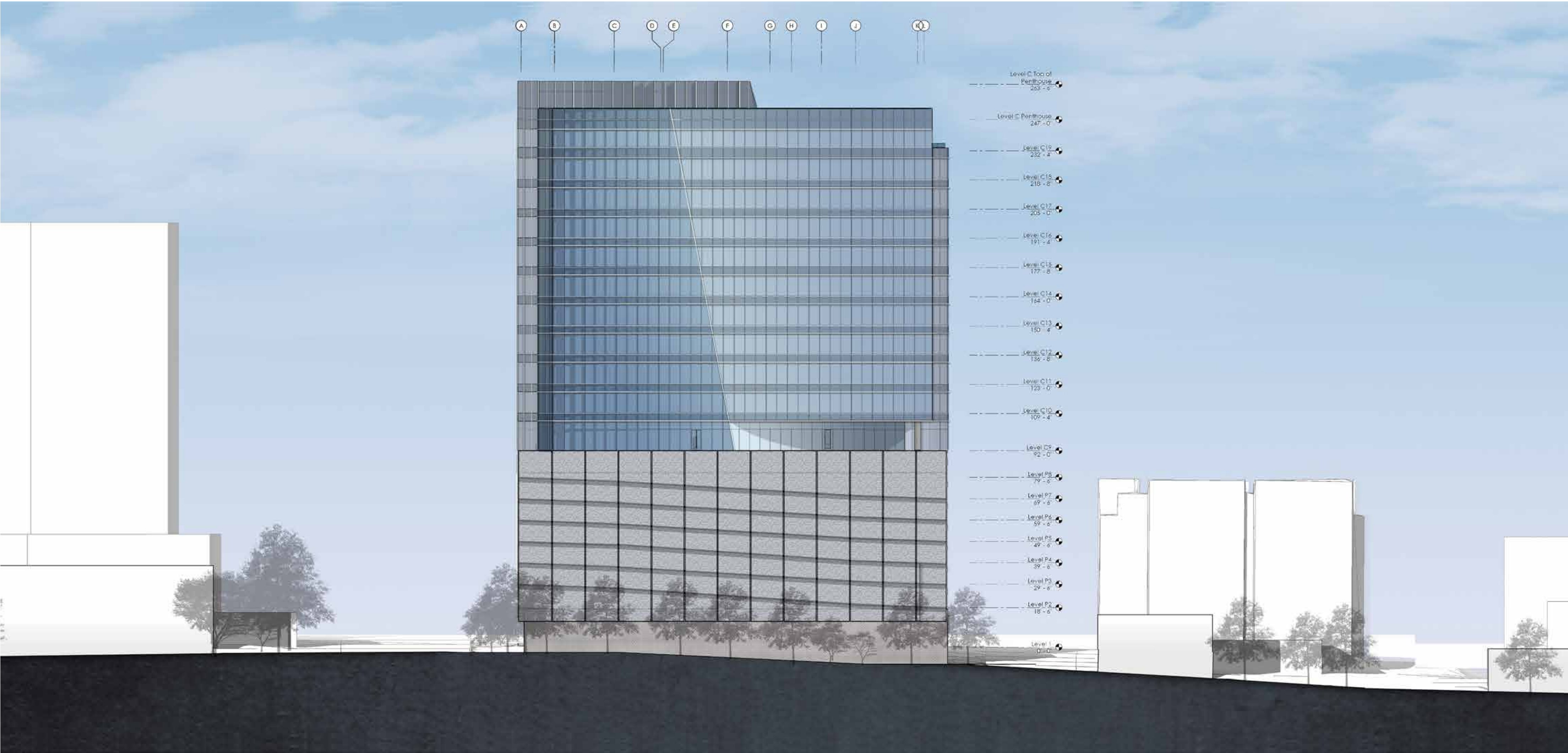
Site Plan
Phase 1



Ground Floor- Phase 1



West Elevation - Phase 1



UDO - Administrative Alternate - Section 1.5.6 Build-To

INTENT:

The build-to is intended to provide a range for building placement that **strengthens the street edge** along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street.

The building edge can be **supplemented by architectural elements** and certain tree plantings aligned in a formal rhythm. the harmonious placement of buildings to establish the street edge is a principal means by which the character of an area or district is defined. The build-to range is established to accommodate some flexibility in specific site design while **maintaining the established street edge**.

The building meets the build-to requirement for much of the site but is missing build-to requirements in a few instances. Most of these instances are handled with amenity area.

Finding 1 The approved alternate meets the intent of the build-to regulations

Intent: Building Edge strengthens right-of-way

Finding 2 The approved alternate conforms with the Comprehensive Plan and adopted city plans

The building conforms to multiple sections of the Comp Plan and adopted City Plans:

- Use is compatible with guidelines
- Increases downtown open space
- Consistent with context
- Stepbacks and setbacks mitigate wind effects and increase light and air

Finding 3 The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context

Street wall and context are maintained through plaza amenity

Finding 4 The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety

Pedestrian access, safety and comfort are maintained by plaza amenity

Finding 5 Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B Outdoor amenity area and designated outdoor streetscape and covered plaza.

UDO - Administrative Alternate - Section 1.5.6 Build-To



UDO - Administrative Alternate - Section 1.5.6 Build-To

The Outdoor Amenity Area plan supports the Build-to Requirement



UDO - Administrative Alternate - Section 1.5.9 Transparency

INTENT:

The transparency requirements are intended to lend **visual interest to street facing building facades** for both pedestrians and building occupants and **minimize blank wall areas**. This is not applicable to residential uses.

Finding 1 The approved alternate meets the intent of the transparency requirements

Transparency is met on three sides of the block. Blank walls are minimized, artistic treatments are included.

Finding 2 The approved alternate conforms with the comprehensive plan and adopted city plans

The building conforms to multiple sections of the Comp Plan and adopted City Plans:

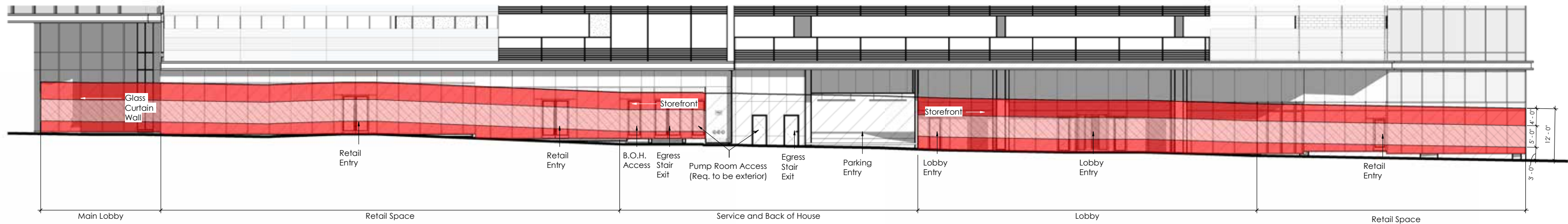
- Use is compatible with guidelines
- Façade relates to context of adjacent districts
- Prominent building is placed along axial streets to reinforce Christmas Plan
- Main entries are placed along axial streets

Finding 3 The street-facing building facade utilizes other architectural treatments to create visual interest to offset the reduction in transparency

Façade utilizes artistic treatments to offset reduction in transparency

UDO - Administrative Alternate - Section 1.5.9 Transparency

INTENT:
The transparency requirements are intended to lend visual interest to street facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.

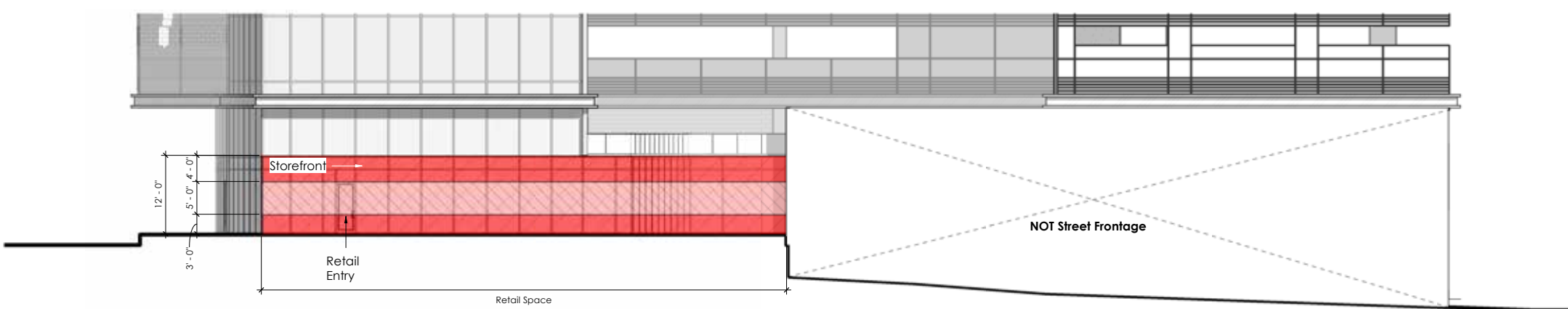
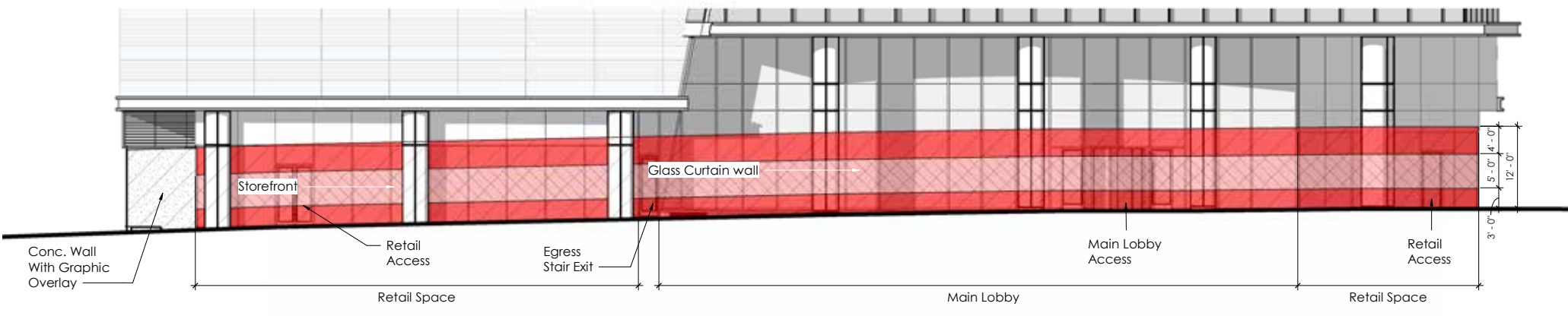


82% Transparency



UDO - Administrative Alternate - Section 1.5.9 Transparency

INTENT:
The transparency requirements are intended to lend visual interest to street facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.



89% Transparency

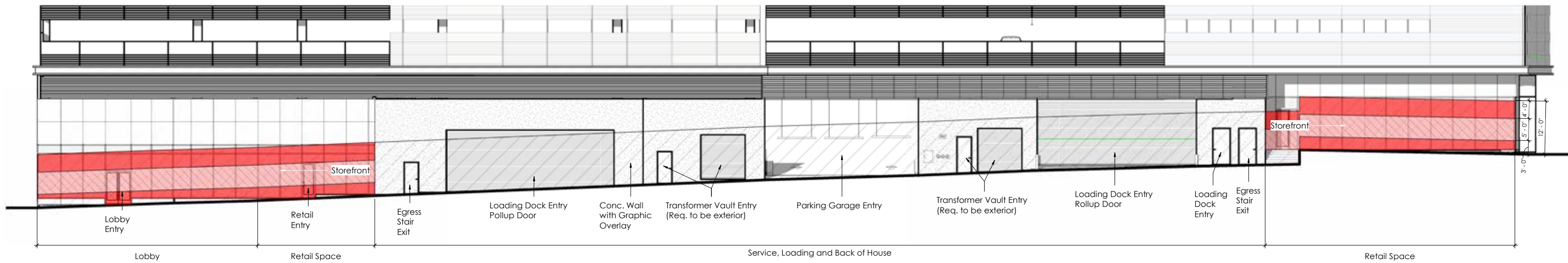


100% Transparency



UDO - Administrative Alternate - Section 1.5.9 Transparency

INTENT:
The transparency requirements are intended to lend visual interest to street facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.

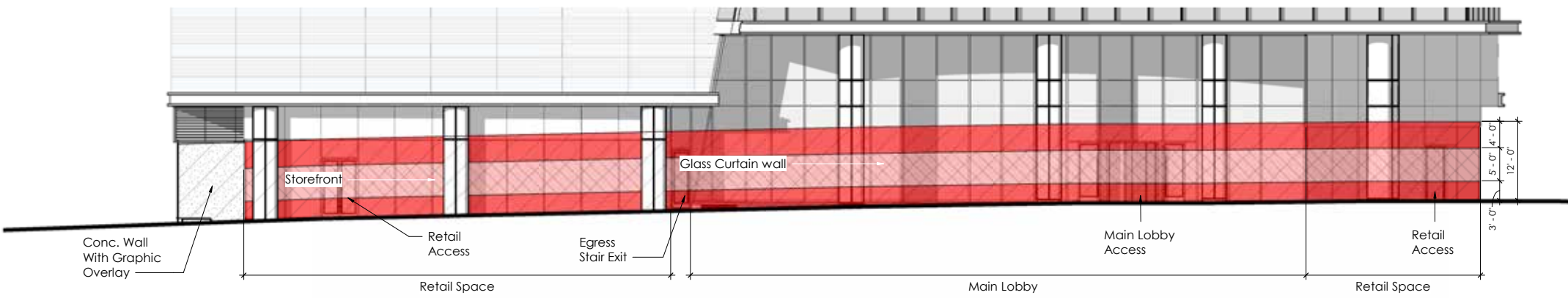


37% Transparency

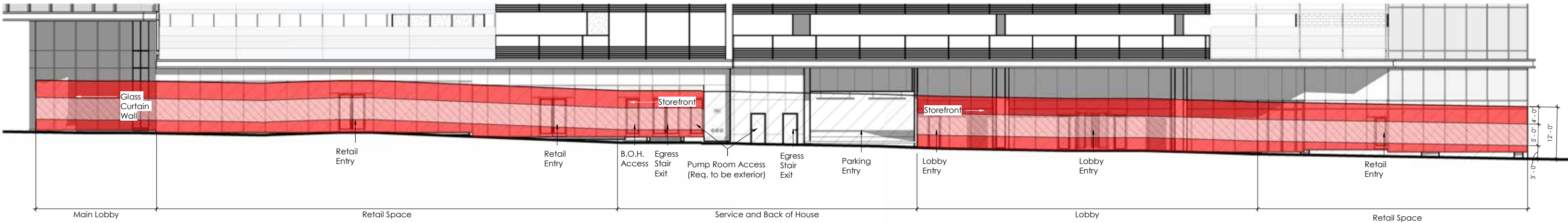


UDO - Administrative Alternate - Section 1.5.9 Transparency

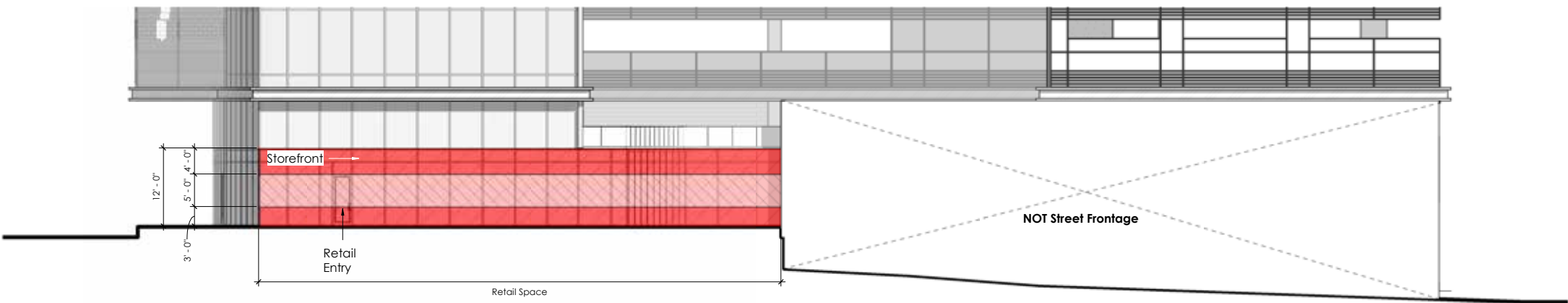
INTENT:
The transparency requirements are intended to lend visual interest to street facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.



Dawson St.
89% Transparency

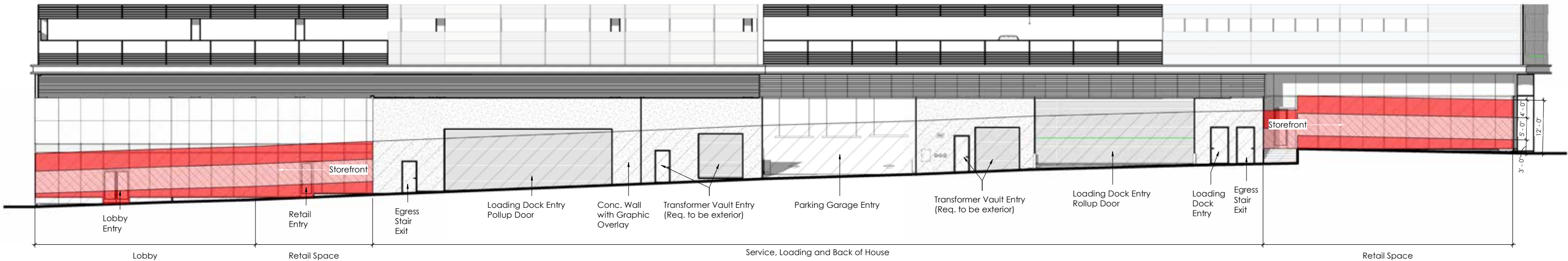


Hillsborough St.
82% Transparency



S Harrington St.
100% Transparency

Full block perimeter
Transparency
69%



Morgan St.
37% Transparency

Concept Imagery for Morgan St. facade



UDO - Administrative Alternate - Section 3.3.3 Building Massing

INTENT:

The intent of the building massing regulations is to manage the impact of tall buildings located near the public right-of-way. Stepbacks are intended to provide **access to light and air at street level**, **mitigate wind impacts**, produce a **consistent street wall** and **visually reduce the perceived scale of a building** to **avoid a canyon effect**.

Finding 1 The approved alternate meets the intent of the building massing requirements
More stepbacks are provided but in different areas; rather than a step back there is a larger setback along Dawson to create a large amenity.

Finding 2 The approved alternate conforms with the Comprehensive Plan and adopted city plans
The building conforms to multiple sections of the Comp Plan and adopted City Plans:

- Use is compatible with guidelines
- The proposed building will strengthen the downtown gateway along Dawson
- The building supports policies to encourage vertical mixed-use, underutilized sites in downtown, and retail growth
- Consistent with context

Finding 3 If the approved alternate uses a change in building materials to mimic a change in wall plane, the most substantial and durable building materials are located at the bottom floors of the building.

Durable materials are included at the base of the building

Finding 4 If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining.

The additional setback will include amenity areas with seating and landscaping

Finding 5 The building contains architectural treatments for delineating the base, middle and top of the building.
Architectural treatments delineate the base, middle and top of the building

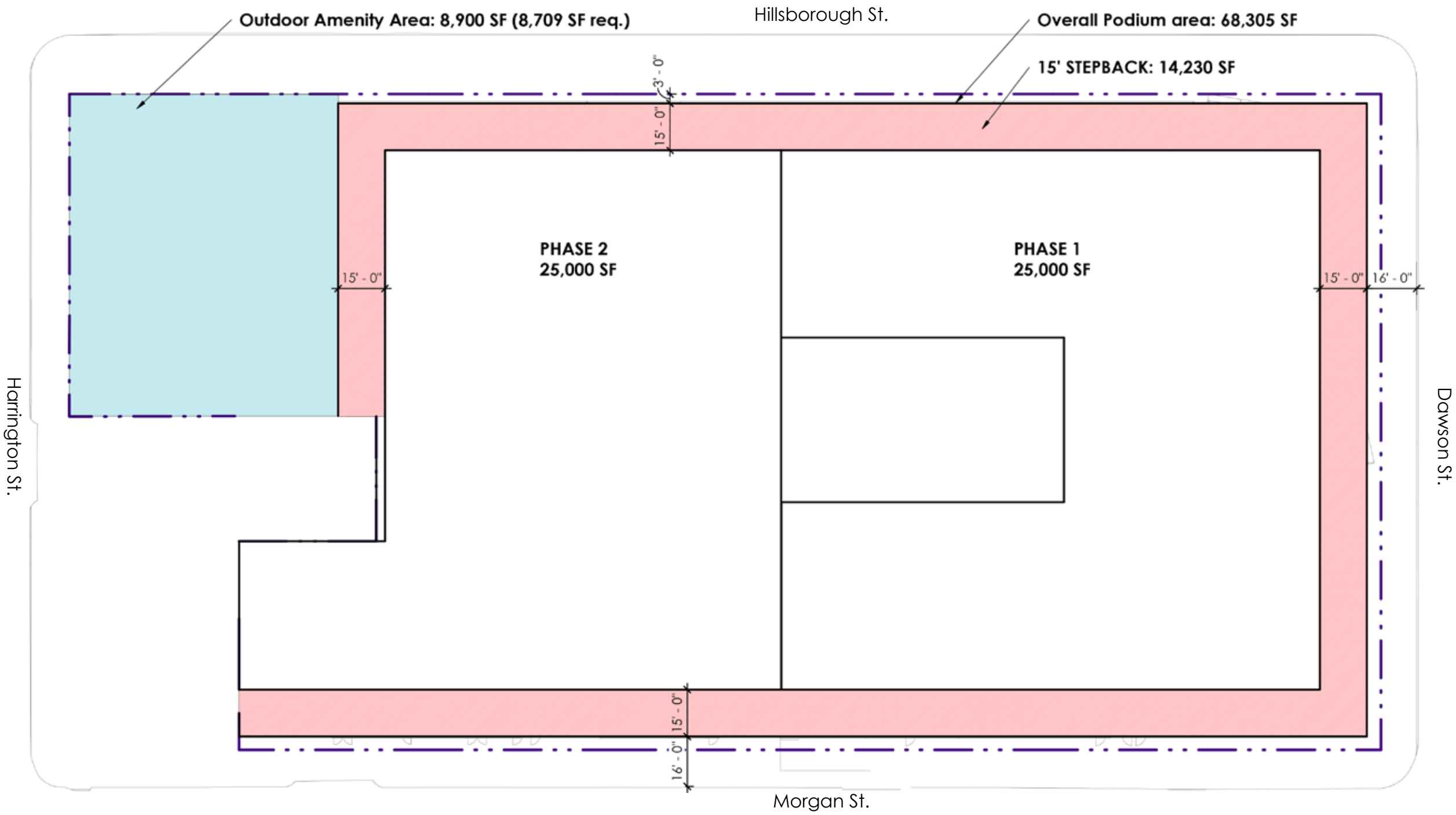
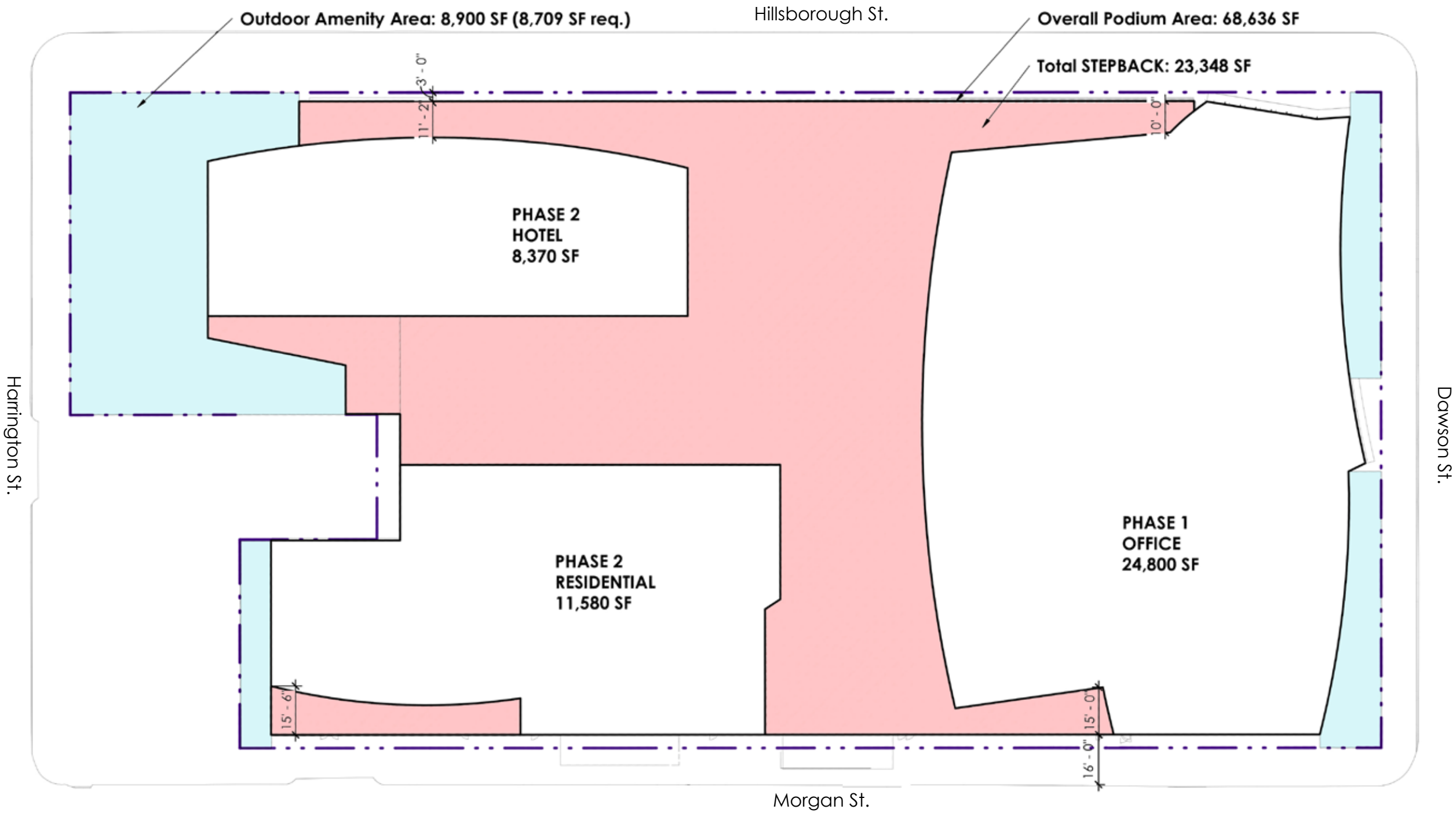
UDO - Administrative Alternate - Section 3.3.3 Building Massing

Finding 1 The approved alternate meets the intent of the building massing requirements
More stepbacks are provided but in different areas; rather than a step back there is a larger setback along Dawson to create a large amenity.

Finding 4 If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining.
The additional setback will include amenity areas with seating and landscaping

Current Site Plan
Building Footprint: 68,636 SF
Stepback Area: 23,348 SF
Percent of Podium Area: **34%**

UDO Compliant Site Plan
Building Footprint: 68,305 SF
Stepback Area: 14,230 SF
Percent of Podium Area: **20.8%**



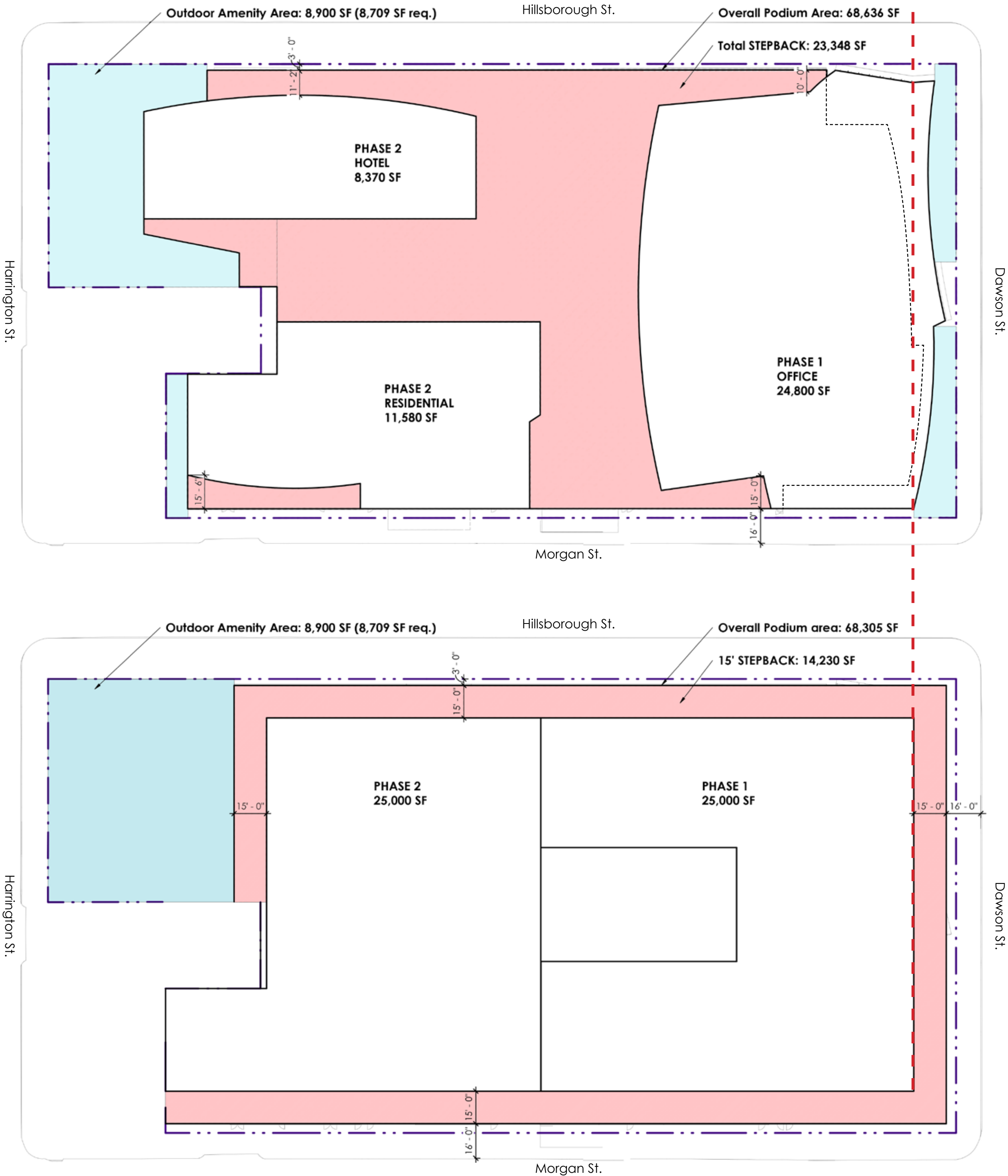
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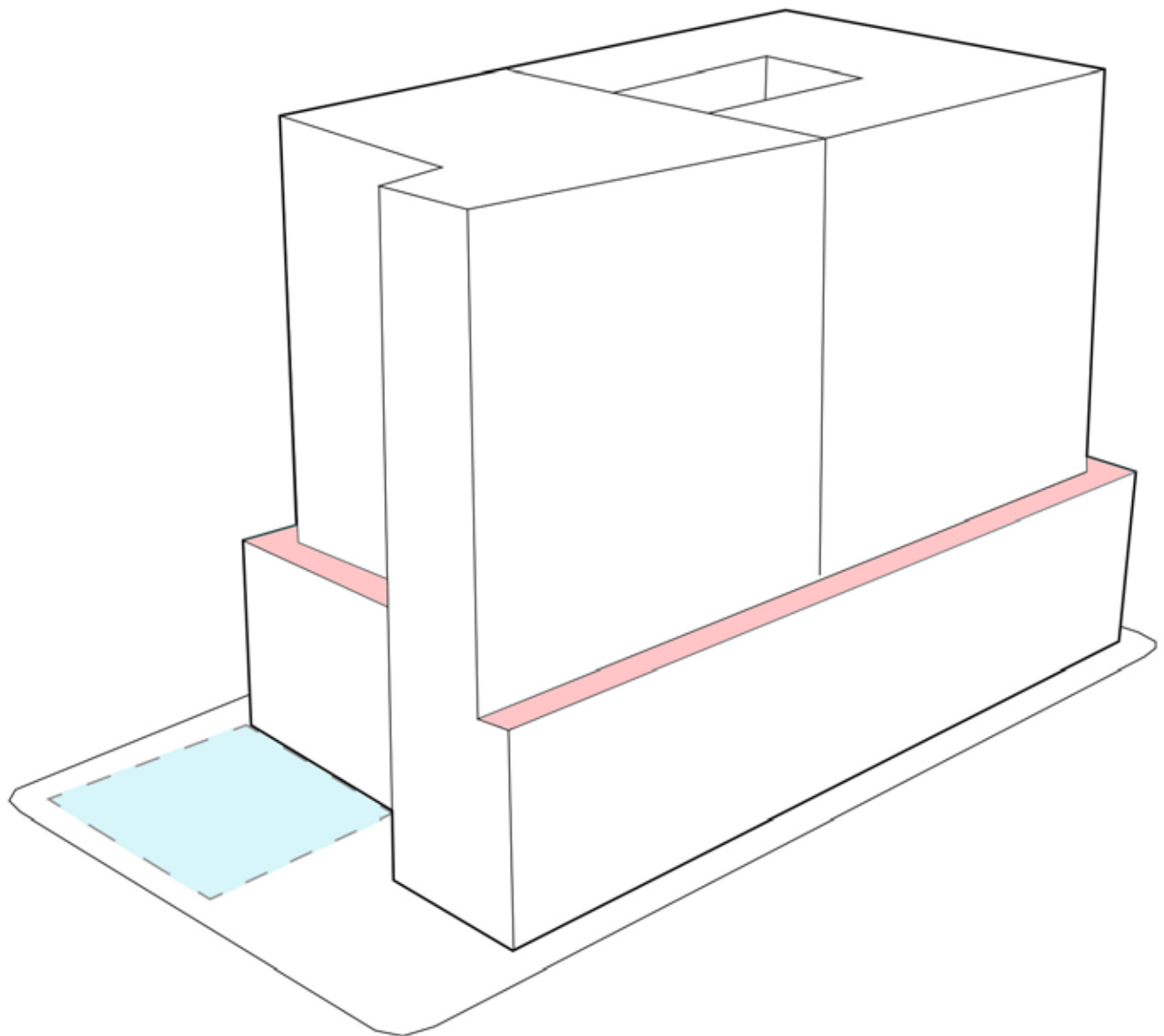
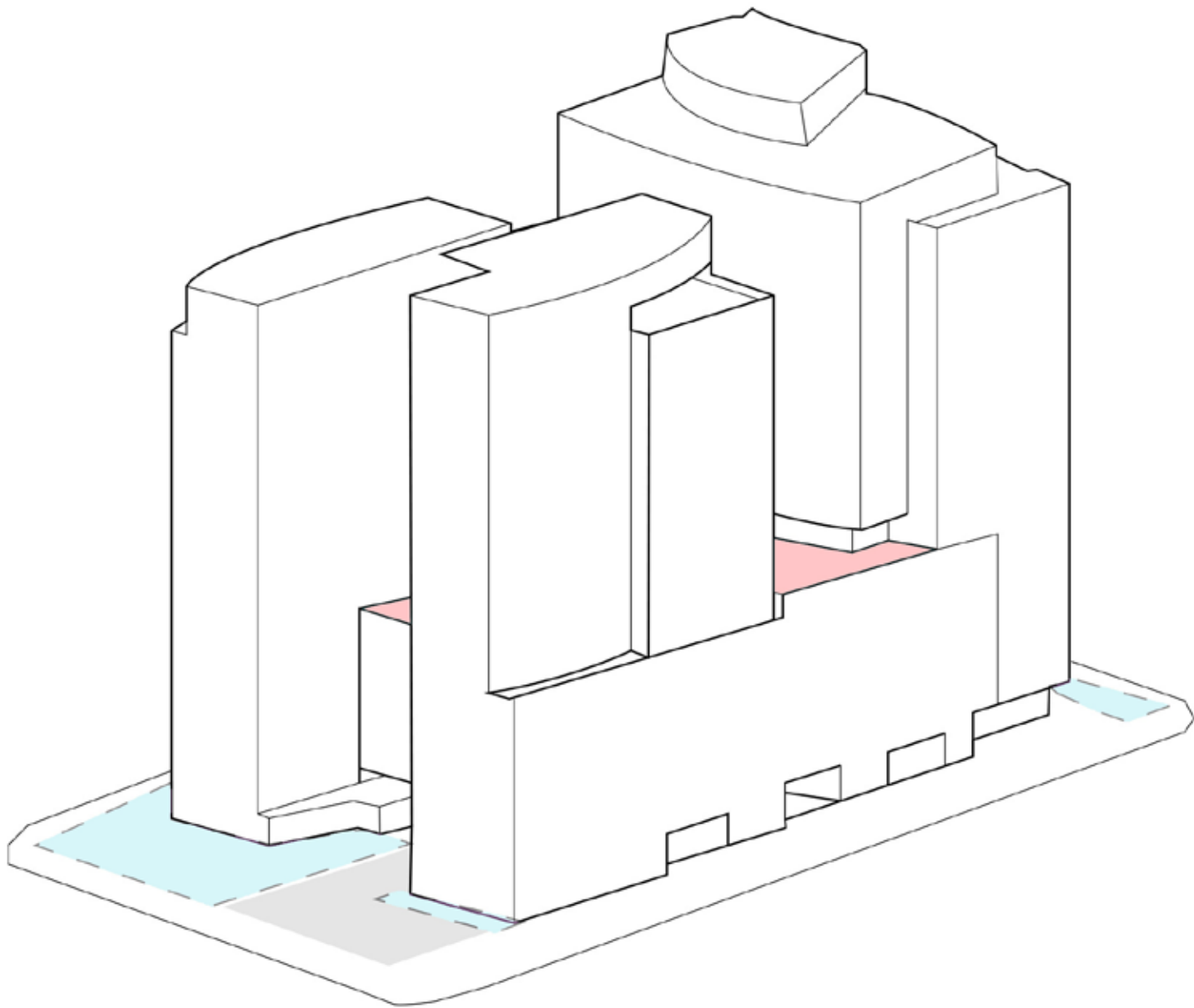
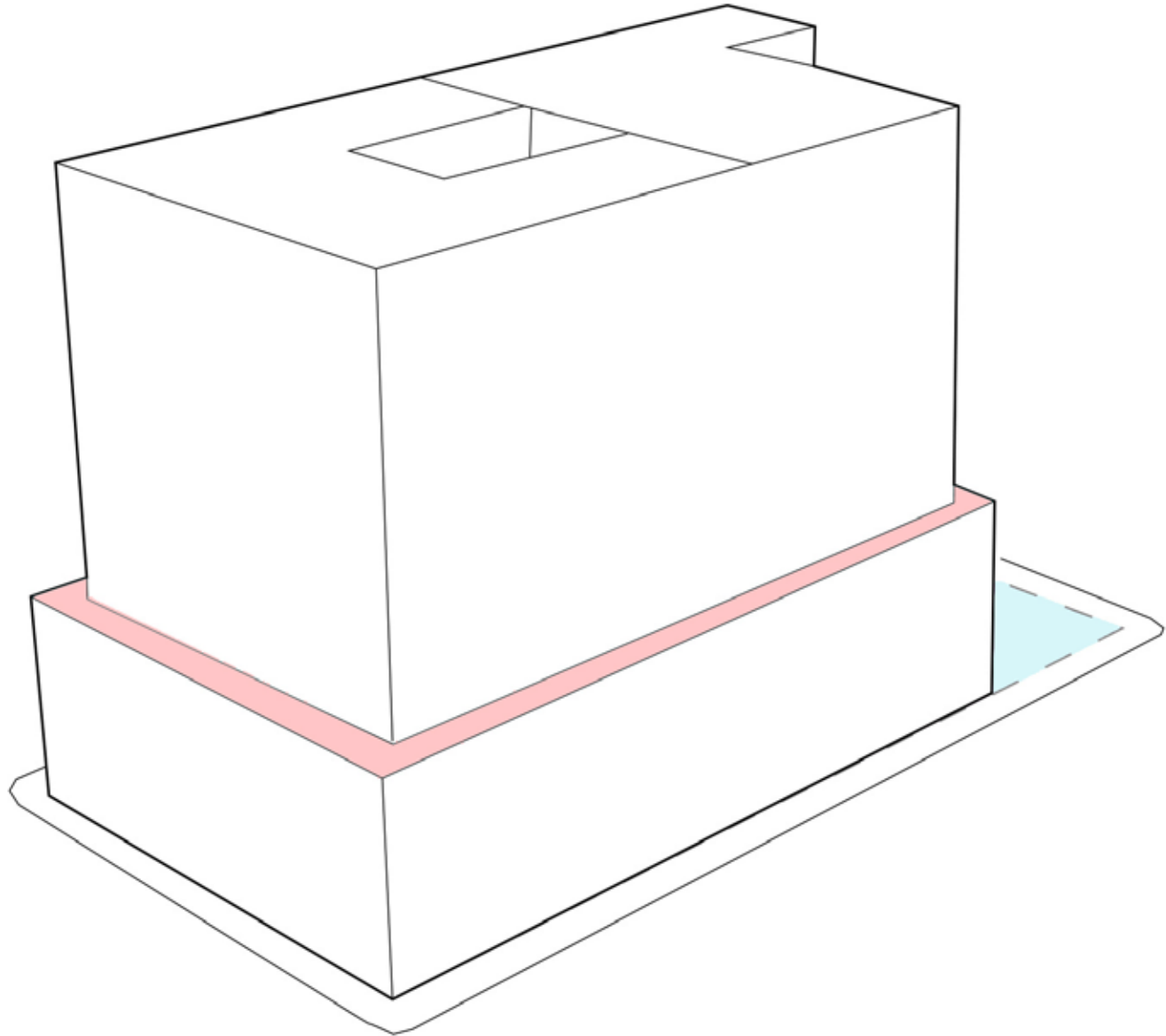
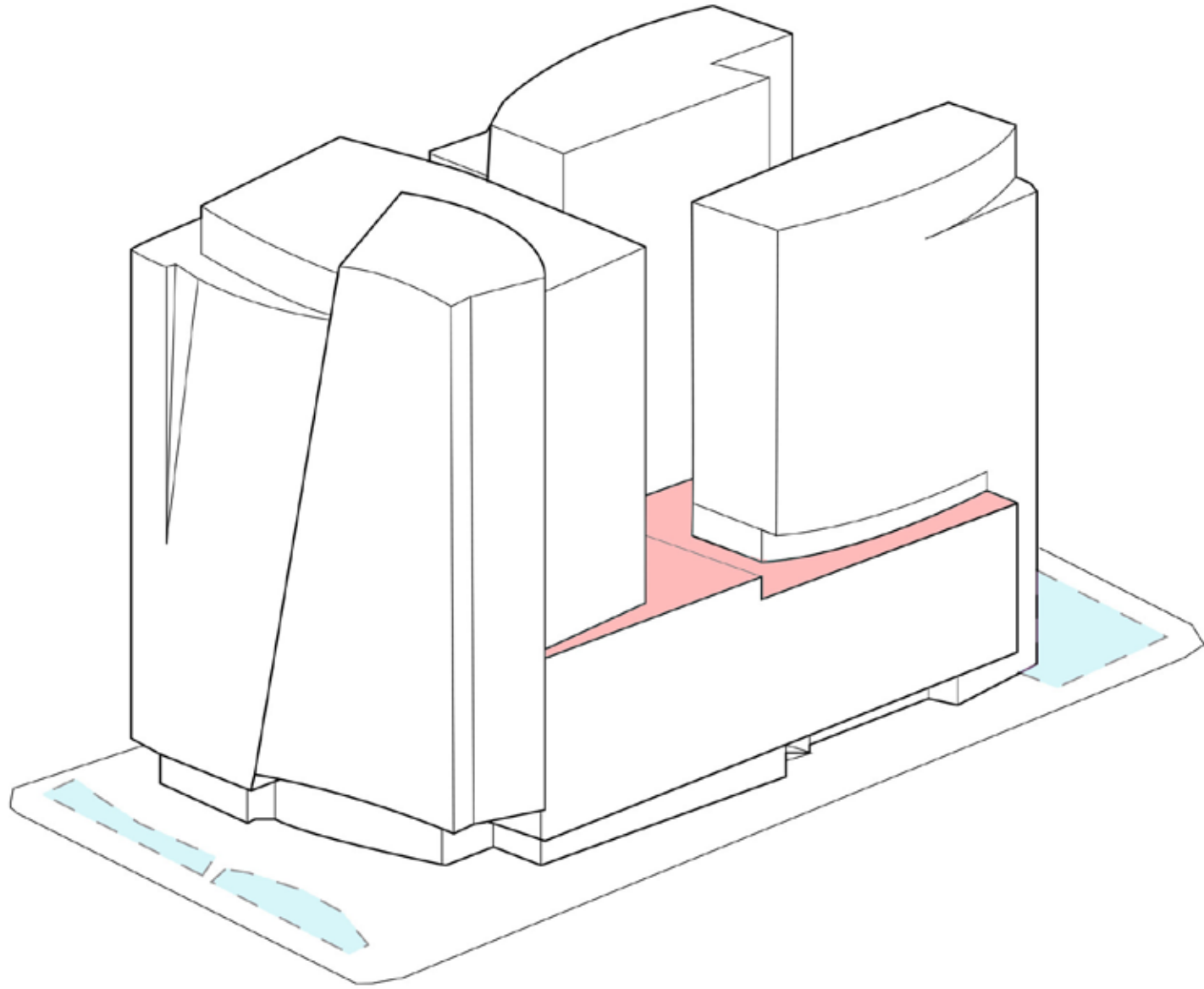
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UDO - Administrative Alternate - Section 3.3.3 Building Massing

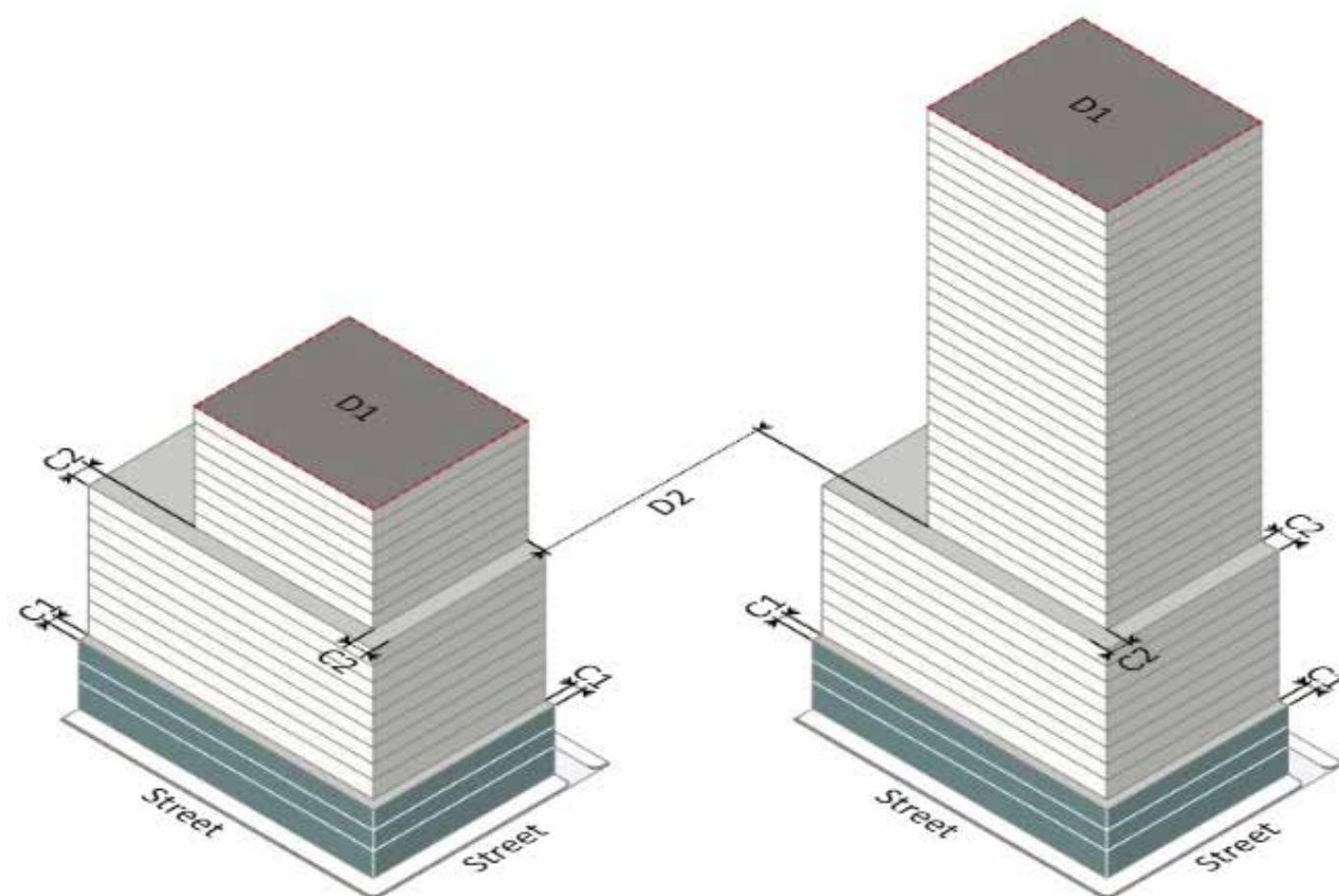
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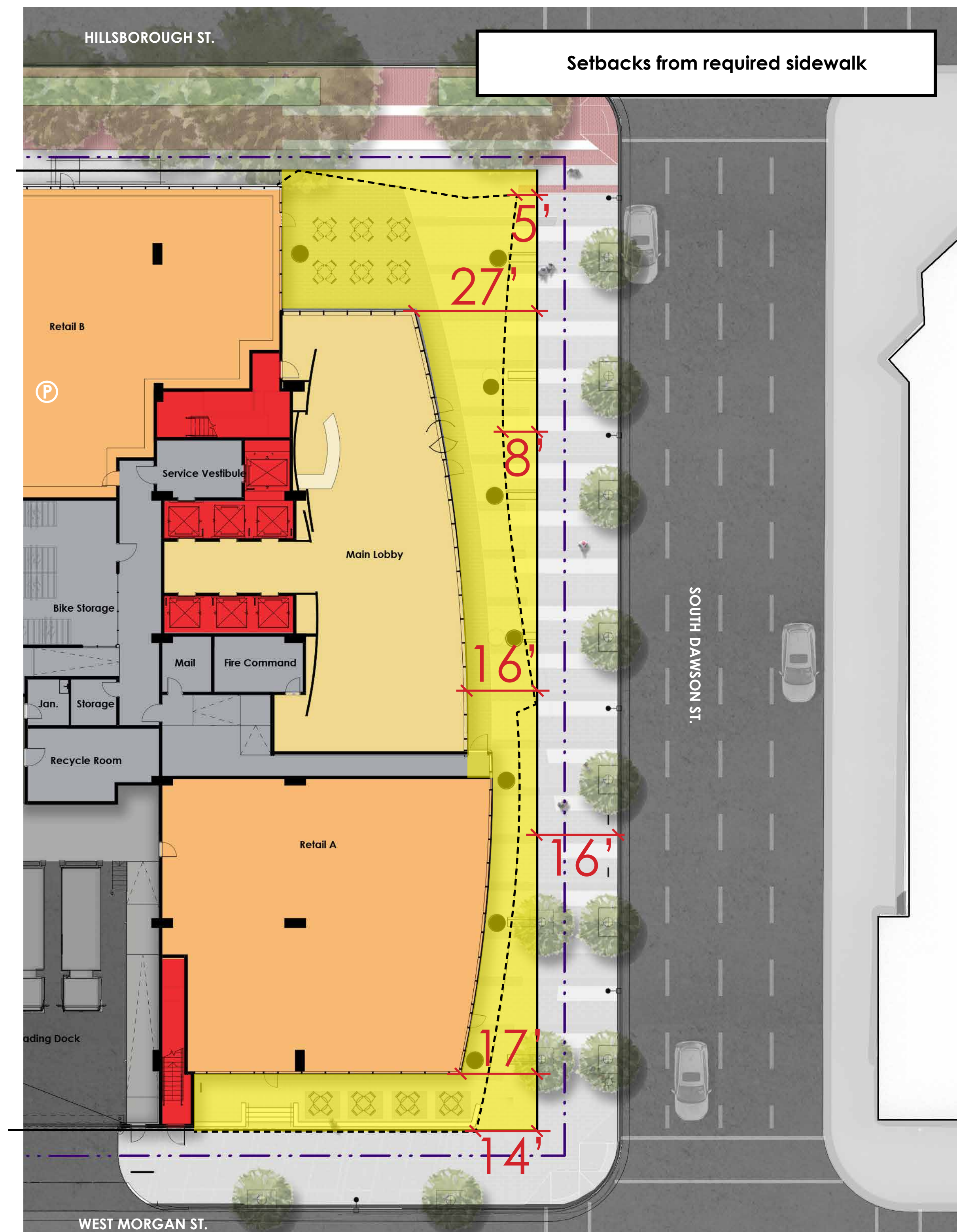
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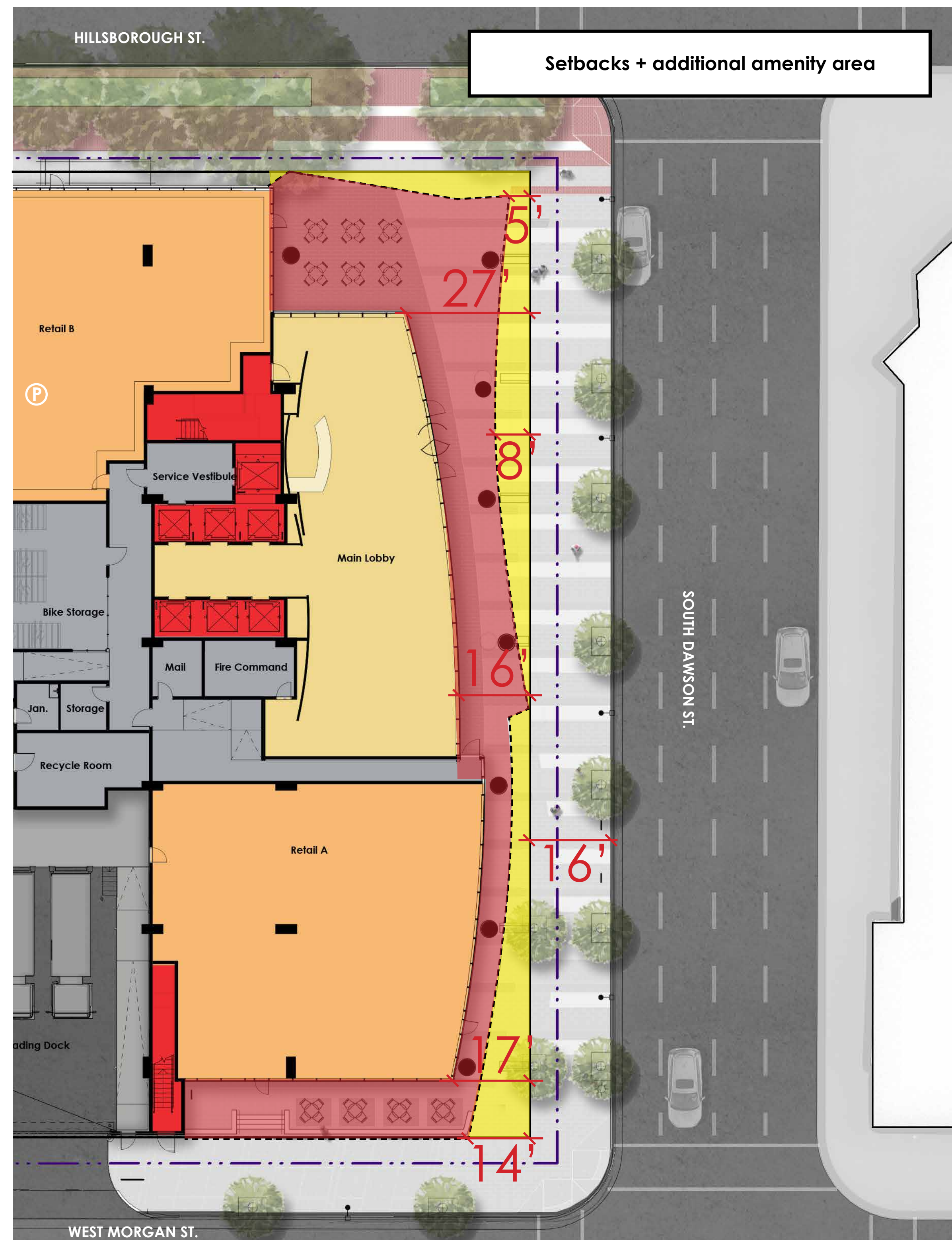
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301 HILLSBOROUGH

